

SUMMIT AVENUE REDEVELOPMENT PLAN

Department of Housing, Economic Development and Commerce
Jersey City Division of City Planning

Adopted by the City Council on September 8, 1999

Amended May 8, 2002

Amended June 8, 2005

Block & Lot Updates: August 6, 2012

Amended September 13, 2012 – Ord. 12-112

I. INTRODUCTION

The 1201 - 1217 Summit Redevelopment Plan establishes redevelopment standards for the 1201-1217 Summit Study Area located within a portion of the city block bounded by Secaucus Road, Hague Street, Summit Avenue, and Kennedy Boulevard.

The purpose of this plan is to initiate new construction of market residential dwellings and in doing so outline a plan for its redevelopment and revitalization. The primary goal is to expedite the return of this site to a neighborhood residential use and to strengthen its contribution toward the Jersey City community.

II. BOUNDARY DESCRIPTION

The 1201 - 1217 Summit Redevelopment Plan Area is comprised of Block: 501 Lot: 2 (fka block 897; Lots: 6B, 6C, 7, 1B, 1A, 2A, 3A, 4A, 5A, A2, A3, B2, B3) (see attached Boundary Map).

III. GOALS AND OBJECTIVES

- Advance the goals of the City's Master Plan.
- Provide the opportunity for an economic re-use of the 1201 - 1217 Summit Study Area permitting uses, which will enhance the vitality of the area, community services and overall livability of the community.
- Provide market rate housing designed to be owner occupied and conducive to non-transient long term established residences.

IV. LAND USE PLAN

A. Permitted Uses and Functions

1. One and Two Family townhouse style dwellings
2. Medium-rise Residential dwellings
3. Retail sales of goods and services and offices as part of the ground floor of a Medium-rise residential building

B. Area, Yard and Bulk

1. **Minimum Lot Area** –
 - a. Townhouse - 18 feet x 85 feet (inclusive of the alley)
 - b. Medium-rise – 30,000 square feet
2. **Front Yard Building Setback** - 10 feet minimum
15 feet maximum
3. **Rear Yard Building Setback** – 30 feet

4. **Side Yard Building Setback –**
 - a. The end side wall of any townhouse shall be setback a minimum of 5 feet from any interior lot line.
 - b. The side wall of any medium-rise shall be setback a minimum of 10 feet from any lot line, except that the ground floor commercial areas may adjoin the side lot line

5. **Exception to Yard Setbacks –**
 - a. Townhouse stoops shall extend into the front yard area and where the sides of townhouse buildings are adjacent to a street or alley, there shall be a setback that is a minimum of 5 feet and a maximum of 10 feet.
 - b. Medium-rise – Where a lot has frontage on 3 streets the front yard setback shall be applied to all frontages and the side yard setback shall be applied to interior lot lines. Building coverage shall not exceed seventy-five (75%) percent.

6. **Maximum Height –**
 - a. Townhouse - 4 ½ stories
 - b. Medium-rise – 4 ½ stories and 55 feet, except that roof structures such as elevator, equipment and staircase penthouses may exceed this height only to the extent necessary.

7. **Maximum Density of redevelopment area –**
 - a. Townhouse - 41 Du/Ac each lot created shall contain a single family or a two family dwelling.
 - b. Medium-rise – 90 Du/Ac.

8. Parking garages shall be setback a maximum of 3 feet from the alley and have one side yard setback of zero.

C. Signage

Sign Standards

1. Prohibited Signage
 - No sign shall be animated, flashing, or backlit.
 - Roof signs, free standing pole signs, billboards and/or signboards either freestanding or flush mounted to a wall or structure are prohibited.
 - Freestanding signs, except for those indicating direction, transportation, circulation and parking are prohibited.
 - Internally illuminated signs are prohibited
 - Signs in the windows are prohibited.

2. Permitted Signage

- All signs are subject to site plan review and approval by the Planning Board.
- Home Occupations shall be permitted with signage as per the Land Development Ordinance of Jersey City.

D. Parking

1. Parking for townhouse units shall be provided within a private garage that fronts on a new alley to be located between Secaucus Road and Hague Street.
2. Front yard parking and parking within the front yard setback area is prohibited.
3. The maximum number of parking stalls to be provided is one per dwelling unit. The minimum number of parking stalls to be provided is .5 per dwelling unit.
4. Parking for medium-rise structures shall be provided on-site and shall be depressed partly below grade so as to be located under the building or in the rear yard area, and the building façade shall meet the design requirements described in Section V of this plan. Surface parking shall be screened from the street line or adjacent properties with dense evergreen and decorative planting. A solid fence shall also be provided along all interior lot lines and a decorative wall shall be provided along all street lines where no building intervenes between the parking and the street. Shade trees shall be planted in planting islands within any parking areas not under the building and in the perimeter planting areas around the parking. Access to said parking shall be via a sloped driveway leading from Secaucus Road, under the building and down to the parking level. A decorative garage door in keeping with the residential character of the building shall be provided at the façade of the building facing Secaucus Road. Open metal grating, roll down metal doors and similar enclosures are not permitted. The parking beneath the building will be screened from view by a “basement” wall on all sides of the building. The basement wall shall be designed to be architecturally consistent with the design of the building and the design requirements of this Plan.
5. On-site parking shall be for the exclusive use of residents of the residents occupying the building. No parking may be leased, rented or sold to any person(s) that are not a resident of the building.

V. DESIGN REQUIREMENTS

This redevelopment plan authorizes the Planning Board to identify, review and approve the site improvements and building including the façade design of all buildings and structures within the redevelopment plan area. All applicants shall meet with the Planning Board Technical Review Subcommittee, present their design, and work with them to receive their endorsement prior to a hearing of the full Board.

A. General Building and Architectural Standards

1. Entrances

- a) **Building Frontages:** Townhouses are required to place their front walls along Summit Avenue, Secaucus Road, and Hague Street with corner buildings fronting on Summit Avenue. All facades of medium-rise buildings facing a public street shall utilize the same materials and architectural treatments so as to visually read as a front façade.
- b) **Prominent Entries:** Each townhouse shall have an individual entry. Each medium-rise building shall have a clearly defined and well articulated entrance located along a public right-of-way. Ground floor commercial uses shall have individual entrances located along the street front façade and accessible from the street right-of-way.
- c) All entries shall be located on Summit Avenue, Secaucus Road, or Hague Street. No principal building front entrance shall be permitted on the alley, only garage entrances.
- d) Each townhouse building shall contain a front stoop incorporating between 6 and 10 risers.
- e) The first level of living space in a townhouse shall be depressed below the surface enough to accommodate the stoop with the appropriate no. of risers. Both units in a townhouse shall have access to the rear yard. The second level of living space shall have access to the rear yard.

2. Façade Articulation

- a) **General:** Buildings shall have a clear base, middle, and top by providing string courses and/or horizontally differentiating surface treatment, as further required below in paragraph B.6.
- b) **Facade Ratio:** The percentage of void area (windows and other openings) in a building facade shall be between 20% and 50%.
- c) **Facade Composition:** “Scattered-window” facades shall not be allowed at Frontages. Each facade shall present a unified, rational composition.
- d) **Facade Materials:** To avoid busyness, facades shall consist of no more than three materials, textures or colors (windows and framing not counted). Any changes in primary wall material shall occur across a horizontal line, with the heavier-appearing material below the lighter, for example, bricks over stone.
- e) **Facade Color:** The color of building walls shall be within the white-to-russet quadrant of the color wheel,

including cream, beige, tan, gray, yellow, ochre, red, and brown.

- f) Blank Walls: Walls at Frontages may not be blank at the street level; first floor walls at Frontages shall have at least one window per structural bay, in a pattern that suggests habitation and use. Exposed basement walls at Frontages shall have at least one small window per structural bay as appropriate to an occupied foundation.
- g) Major Articulation: The major articulation of facades shall be confined to the corners of the building, the area around entries, and at designated vista terminations.
- h) Expansion Joints: Facades shall be designed so that any expansion joints are rationalized by the logic of the composition, and thus made less obvious. Expansion joint gaps shall be colored to match the surrounding wall.
- i) Decorative articulation shall be provided in the form of cornices, lintels, sills and accent quoins.
- j) Corner building(s) shall be grander and more ornate than interior building(s). Corner townhouse buildings shall also be 2 feet wider than the interior buildings.
- k) All forms of EIFS treatments and synthetic stucco are prohibited.
- l) Doors on townhouse buildings shall be recessed at least 14 inches behind the exterior molding.
- m) The main entrance to medium-rise structures shall be well defined and articulated through the use of decorative architectural treatments and paving details at the entrance.
- n) Ground floor commercial areas shall be designed to emulate traditional storefront design, including the use of a sub-cornice or an architecturally articulated sign panel to distinguish the commercial level from the residential levels above.

3. Windows

- a) Style: shall contain both lintels and sills. Windowsills shall be emphasized more than window headers. (The bottom of a window can use the emphasis of a shadow line, while the top already has one.) The tops of windows and doors shall be aligned to eliminate confusing perspective views. All townhouse first floor windows shall be at least 1 foot longer in vertical dimension than the windows on other floors.
- b) True Muntins: Windows with muntins shall be true divided lights, or shall include exterior snap-in muntins that cast a shadow on the exterior glass. Mullions and muntins provide privacy by diffusing problematic

- views. They shall be used on residential windows facing onto sidewalks and courts.
- c) Windows in commercial areas shall be “Display Windows” emulating traditional store front design. Glass shall constitute between 30% and 75% of this portion of the base of the façade.
 - d) Parking levels: Windows in parking levels shall be designed to closely emulate the style of windows in the residential units above. In the case of sunken lower level or basement parking, the windows shall be designed to emulate basement windows as found in traditional apartment structures. All windows at parking levels shall be designed to screen the view into the parking level from the adjacent streets by use of decorative metal grates, opaque glass, or other architectural feature as acceptable to the Planning Board.
4. Garage facades shall be similar to that of the principal use. The façade of the parking level below a medium-rise apartment building shall be designed to emulate the “water table” or base of a traditional apartment building.

B. Building Requirements

- 1. All new structures shall incorporate brick as the main material making up at least (65%) sixty-five percent of non-void areas. Building facades shall be constructed of masonry including but not limited to stone or brick. Materials such as EIFS, concrete block, split face block vinyl or aluminum siding or panels are prohibited.
- 2. All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights of way and off-street parking, height and bulk.
- 3. Buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials and shall be encouraged to incorporate historic elements found throughout the surrounding area.
- 4. Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside of the project area.
- 5. Blank walls on any facade are prohibited.
- 6. Buildings shall provide a top and a distinct base with a cornice line. The base which shall serve to finish the building with decorative features and materials to accent the base such as a water-table, to provide detail and interest to the pedestrian levels of the building. The top shall provide for a significant cap to the building and shall be consistent with the design, proportions, materials and character of the building.
- 7. Access by the elderly, physically handicapped and/or disabled shall meet barrier free design regulations as specified in the New Jersey and Federal ADA Standards Uniform Construction Code.

8. Chain link fencing, barbed wire and/ or razor wire shall not be permitted except during construction.
9. Use of railroad ties as planters, steps, curbs, retaining walls or other structures on site is prohibited.
10. All utility distribution lines, including multi-media telecommunication lines, and utility service connections from such lines to the project area's individual use shall be located underground.
11. All mechanical equipment located on any roof of a building shall be enclosed by the building's façade and consistent in design with the rest of the building.
12. Wherever roofs can be seen or looked down upon from adjacent buildings a roof scape plan must be developed and submitted for approval.
13. All electrical communications equipment shall be located in such a way that it does not negatively impact the appearance of the building nor create objectionable views as seen from surrounding structures.
14. All buildings shall be designed to front on a public street to encourage create a street wall and a pedestrian environment at a within human scale.
15. Main entrances into buildings shall be located on all public streets. Secondary entrances shall also be provided from parking areas and/or as necessary according to the design of the structure.
16. Entrances shall be designed to be attractive and functional. Indicators such as the use of awning, changes in sidewalk paving material or other indicators consistent with the design, proportions, material and character of the building and surrounding area.
17. All buildings shall be lighted externally to show off their special architectural features and present a pleasing appearance. Lighting will also aid in building identification without the need for excessive signage.
18. Graffiti protection shall be incorporated into the building design by utilizing one or a combination of the following techniques, foundation planters, decorative fencing, and large windows minimizing unglazed area wherever the building abuts the sidewalk.
19. A minimum sidewalk width equal to the width of the sidewalk adjoining adjacent uses shall be maintained around the perimeter of the building on all street frontages, exclusive of any area set aside for graffiti protection.

C. Open Space, Landscaping, and Lighting

1. Sidewalk shall include decorative material fenestration such as: stone pavers, brick pavers, asphalt pavers, stamped and tinted concrete, and decorative lighting and detailing.
2. In addition to the street frontage sidewalk, townhouses shall provide a 3 foot wide path of material similar to the site sidewalk decorative portions shall be provided from the garage to the rear building entrances along the edge of the property line. Alleys are not required to provide sidewalks
3. Landscaping shall be required for any part of any parcel not used for buildings off-street parking, or loading space. The developer's plan shall include proposals for landscaping indicating the location, size and quantity of the various species to be used.
4. Green-space (trees, shrubs, flowers, etc.) shall be used as buffers and to accent entrances, arcades and sidewalks.
5. All plant material used must be able to withstand an urban environment. All screen planting shall be a minimum of 4 feet high and shall be planted, balled and burlapped as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board. Ground cover shall be used in place of mulch.
6. Any landscaping which is not resistant to the environment or dies within 2 years of planting shall be replaced by the developer.
7. Hose bibs shall be provided immediately adjacent to planting areas abutting a building.
8. Trees shall be planted along curblines of streets and alleys at a maximum of (35) thirty-five foot centers or in groupings, in a regular pattern or spaced alternately on either side of streets, to further enhance the aesthetic quality of the redevelopment area. All deciduous trees shall be a minimum of three and one-half (3 ½) inches in caliper.
9. Lighting within the site shall sufficiently illuminate all areas, including those areas where buildings are setback or offset to prevent dark corners.
10. All lighting sources must be adequately shielded to avoid any off-site glare. The area of illumination shall have a fairly uniform pattern of at least one-half (0.5) foot candles.
11. Lighting fixtures shall be in scale with the building size. Fixture design shall be consistent with the building design and character. Lighting within the alley shall include a decorative pole fixture no taller than 15 feet in height.
12. For townhouses, a garbage can enclosure large enough to hold at least four (4) cans shall be provided along the rear of the garage and be clad in the same material as the garage. For medium-rise apartment buildings, all trash and recyclables shall be stored in a designated "Trash Room" located within or under the building.
13. All mechanical equipment shall be located on and in the center of the roof.
14. All utilities shall incorporate remote readers. Any external meter shall be located on the building rear in the most inconspicuous place.
15. All front yard areas shall be enclosed with a decorative metal fence no higher than 4 feet in height. Decorative gates of the same height and style as the fencing shall be installed for the front yard.

D. Circulation

The pedestrian circulation system shall be integrated with the roadway and parking lot circulation network and shall encourage safe and improved pedestrian circulation through the following:

- The focus of the streetscape improvements along primary pedestrian corridors;
- Encourage design features, materials and activities at the street level which create an attractive and interesting pedestrian environment;
- Insure the safety of pedestrians by providing adequate sidewalk space and clearly defined pedestrian crossings;
- Direct new development to minimize pedestrian and traffic conflicts.
- Provide for a conformable pleasant pedestrian friendly environment.
- Sidewalk widths shall not be reduced. Sidewalk widths shall match that of adjacent properties.
- New curbs and sidewalk shall be provided for the street frontage and the alley.

VI. INTERIM USES

Interim uses may be established, subject to agreements between the developers, the Jersey City Redevelopment Agency, and the Planning Board, that such use will not have an adverse effect upon existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board which may establish an interim use period of between one (1) year and three (3) years in duration, subject to the Planning Board's discretion. Additional renewals of an interim use may be granted by the Planning Board, subject to the same interim period limitations specified above.

VII. PROCEDURAL REQUIREMENTS

A. Submission of Redevelopment Proposals

Prior to commencement of construction, architectural drawings and site plans with detailed specifications for the construction and/or rehabilitation of improvements to the area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment requirements and objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to N.J.S.A. 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases. Final Site Plan approval for any phase shall entitle an applicant to building permits.

As part of any Final Site Plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form

approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off site improvements within one (1) year of final site plan approval.

B. Duration of Plan's Effect

The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the date of approval of this plan by the City Council of the City of Jersey City.

C. Procedure for Amending this Plan

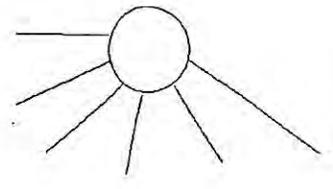
This Redevelopment Plan may be amended from time-to-time upon compliance with the requirements of law. A fee of \$1,000 plus all costs of copying and transcripts shall be payable to the City of Jersey City for any request to amend this plan. If there is a designated developer, as provided for under NJSA 40:55 C-1 et seq., said developer shall pay these costs. If there is no developer, the appropriate agency shall be responsible for any and all such costs.

D. Acquisition Schedule

Acquisition shall be as outlined in the attached Acquisition Map. Residential and commercial relocation will be required and shall be undertaken in conformance with all applicable NJ State and Federal guidelines and requirements.

E. Deviation Requests

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.



North Bergen / Union City
Jersey City

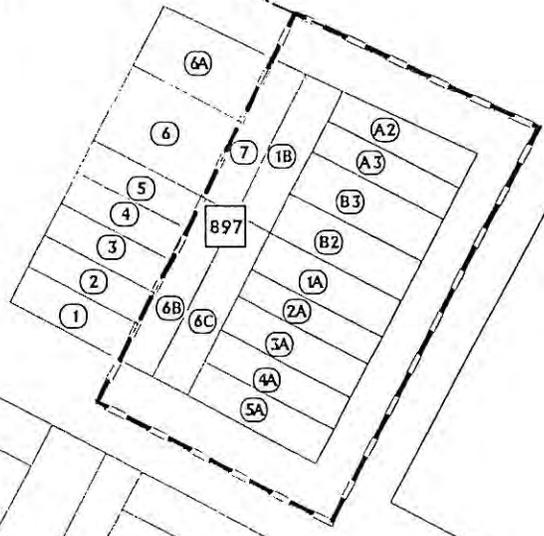
J F Kennedy Blvd

Secaucus Rd

Summit Ave

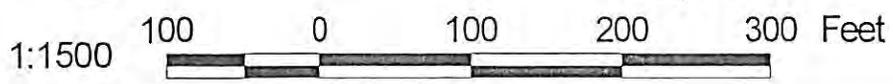
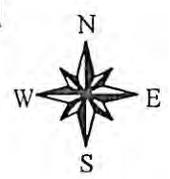
Hague St

Leonard St

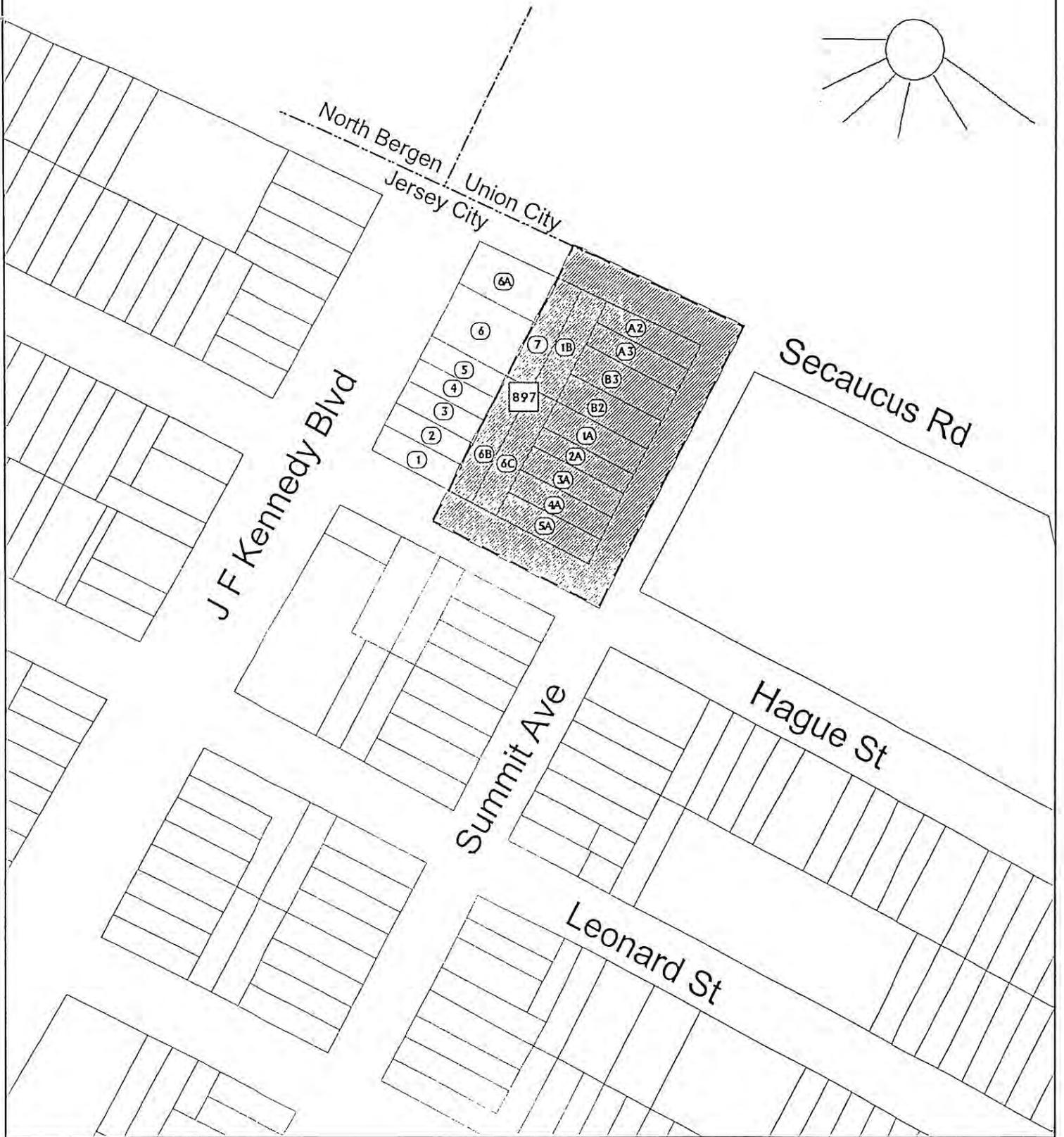
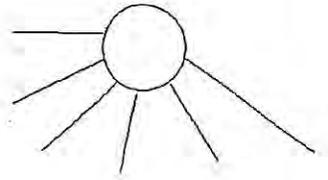


Summit Redevelopment Plan Area Boundary Map

July 1999



Division of City Planning



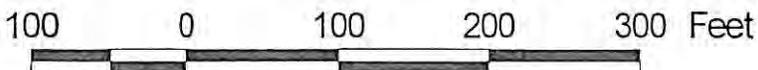
Summit Redevelopment Plan Area

Land Use Map

July 1999

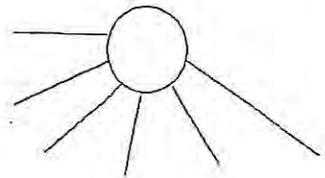


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 Community Center District
Redevelopment Plan Area

Division of City Planning



North Bergen / Union City
Jersey City

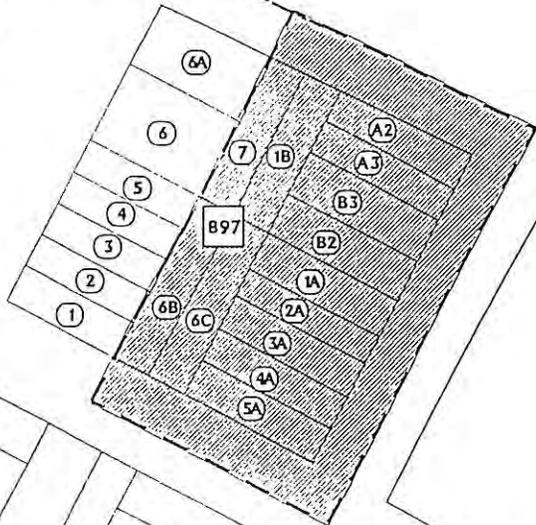
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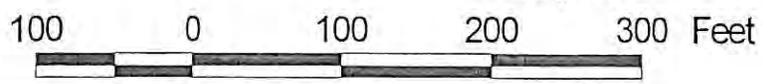
Summit Redevelopment Plan Area

Acquisition Map

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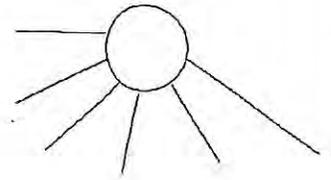
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 To be acquired
 Redevelopment Plan Area



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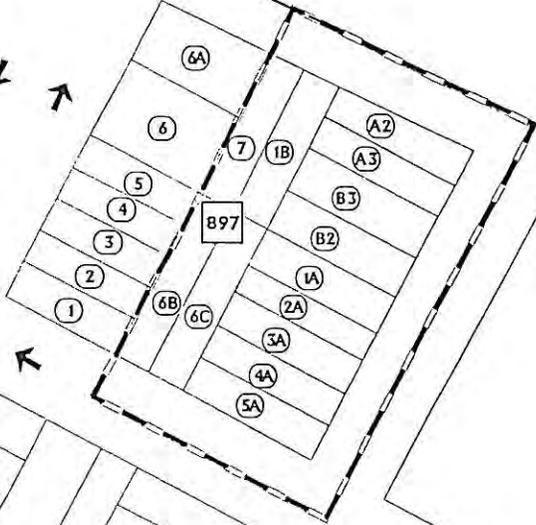
J F Kennedy Blvd

Secaucus Rd

Summit Ave

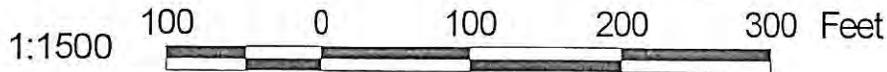
Hague St

Leonard St



Summit Redevelopment Plan Area Circulation Map

July 1999



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